

HOUSING NOW

Edmonton CMA



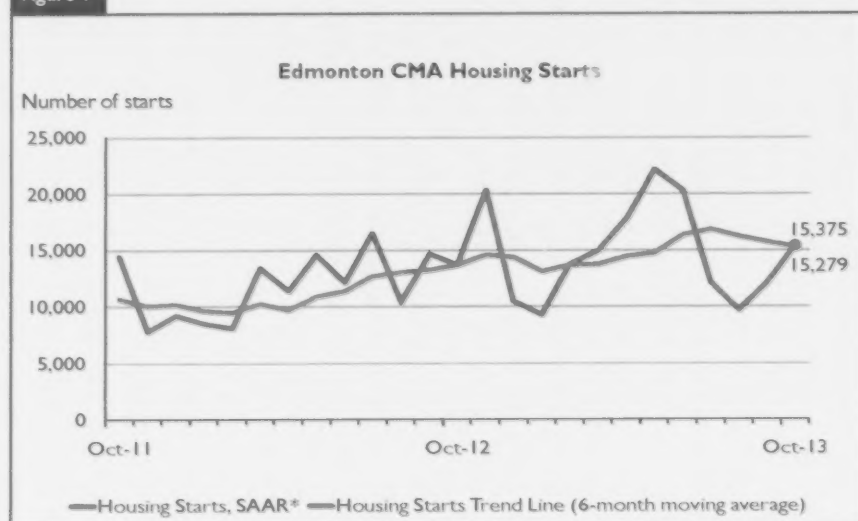
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2013

Highlights

- Actual housing starts increase in October
- Single-detached inventory declines year-over-year for the second consecutive month
- Starts of row houses up 30 per cent year-over-year in October

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

¹ Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

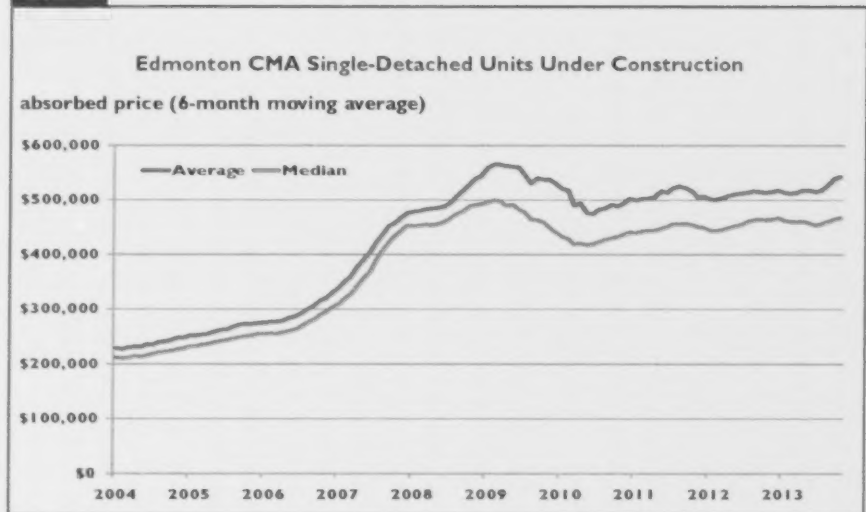
Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 15,279 units in October compared to 15,680 in September. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA increased 11 per cent in October from the previous year. Foundations were poured on 1,317 units in October, up from 1,187 October 2012. Single-detached starts totalled 540 units, up from 478 in the same month a year earlier. Multi-family starts, which include semi-detached, row, and apartment units, also recorded a year-over-year increase, with 777 units breaking ground in October 2013. Through the first ten months of 2013, total housing starts were up 20 per cent from the corresponding period of 2012.

Single-detached housing starts in the Edmonton CMA rose 13 per cent year-over-year in October, with 540 single-family homes started. Within city limits, 346 homes broke-ground, up 11 per cent from the 311 units started a year prior. To the end of October, 5,014 single-family homes have been started in the Edmonton CMA, a six per cent increase over the 4,741 starts in the first ten months of 2012. Employment growth, rising wages, and low inventory in the competing resale market have supported construction of single-family homes in 2013.

There were 4,092 single-detached units under construction in October, up from 3,742 in the same period of 2012. For the second consecutive

Figure 2



Source: CMHC

month, the number of single-detached homes in inventory declined year-over-year in October. There were 603 single-family homes in ownership inventory, down two per cent from 614 in October 2012. The decline in single-family inventory was due to a lower number of show homes. There were 219 show homes in inventory in October 2013, a six per cent decline from October 2012. Since the increase in units under construction more than offset the decline in inventory, the supply of single-detached units grew year-over-year. The supply of single-detached homes, at 4,695 units, was eight per cent higher in October 2013 than a year prior.

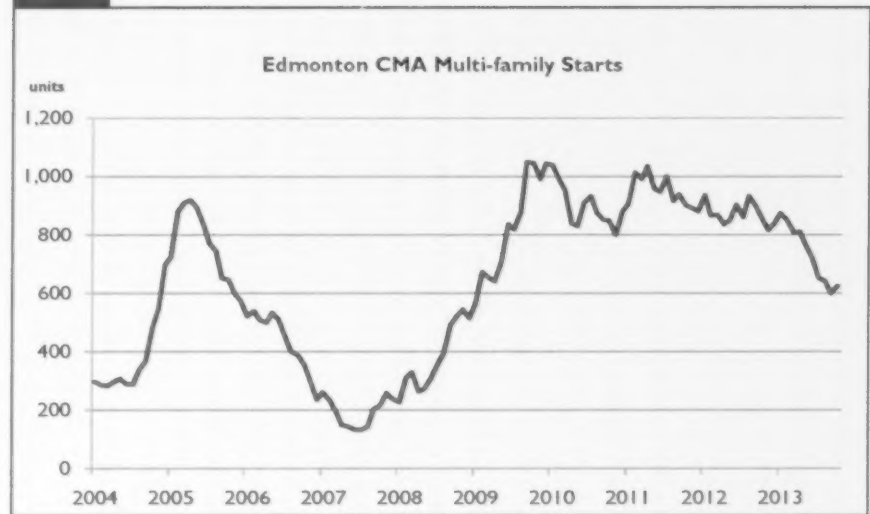
For the third consecutive month, both the median and average absorbed prices increased year-over-year in October. The average absorbed price for a single-family home was \$544,862 in October, ten per cent higher than a year prior. The median absorbed price was five per cent higher in

October 2013 at \$471,855, compared to \$449,000 in the same month of 2012. A shift to higher priced homes was one of the contributing factors to the increase in the average absorbed price. In October 2013, homes priced over \$650,000 accounted for 17 per cent of single-detached absorptions, up from 12 per cent a year prior.

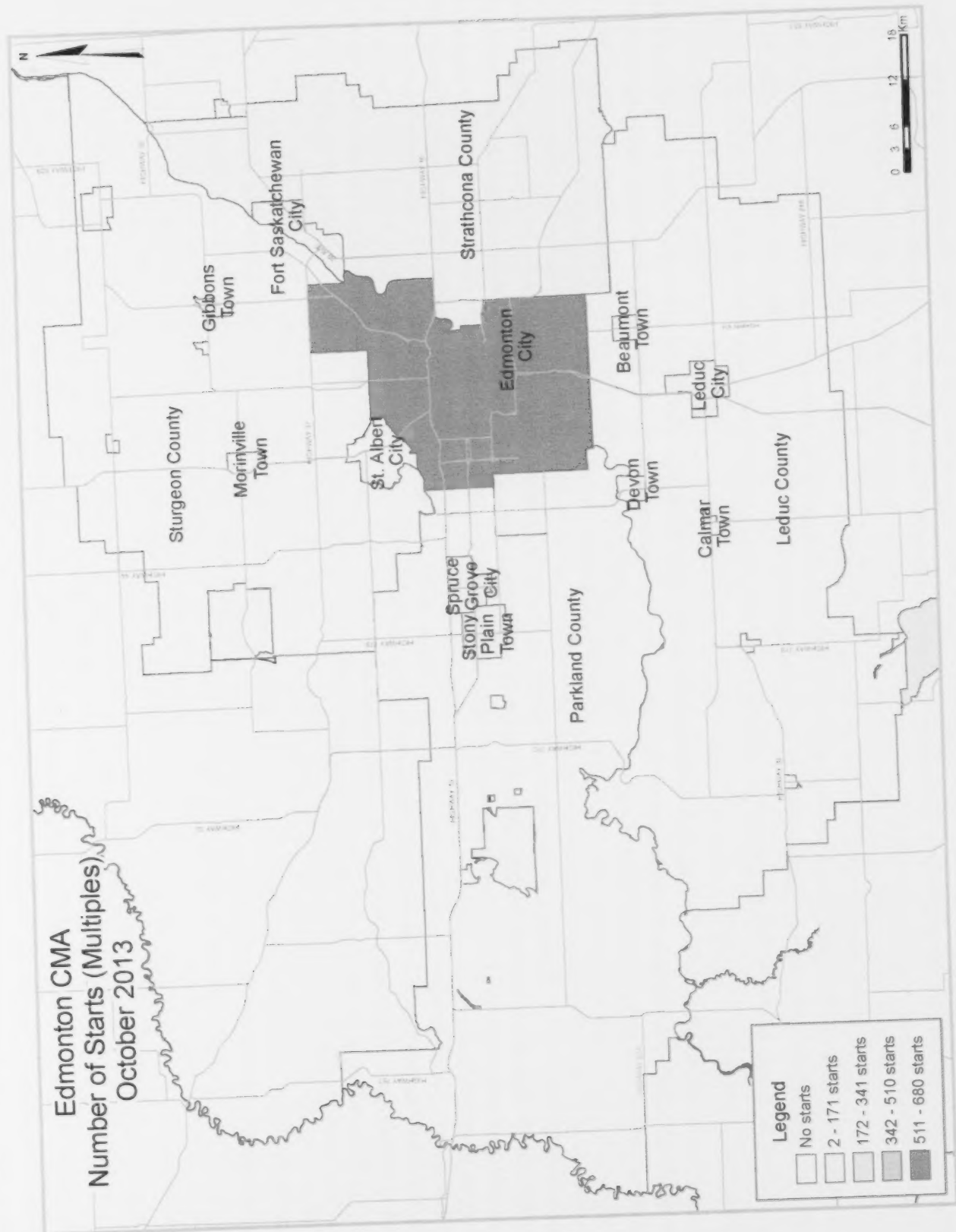
Multi-family starts in the Edmonton CMA totalled 777 units in October, 10 per cent higher than 709 recorded a year earlier. Each unit type posted a year-over-year increase, with row units recording the largest gain. Foundations were poured on 100 row units in October, up 30 per cent from 12 months earlier. The number of semi-detached units that broke ground rose 14 per cent to 180, while apartment starts increased five per cent to 497. Through the first ten months of 2013, multi-family housing starts were 31 per cent higher than the corresponding period of 2012.

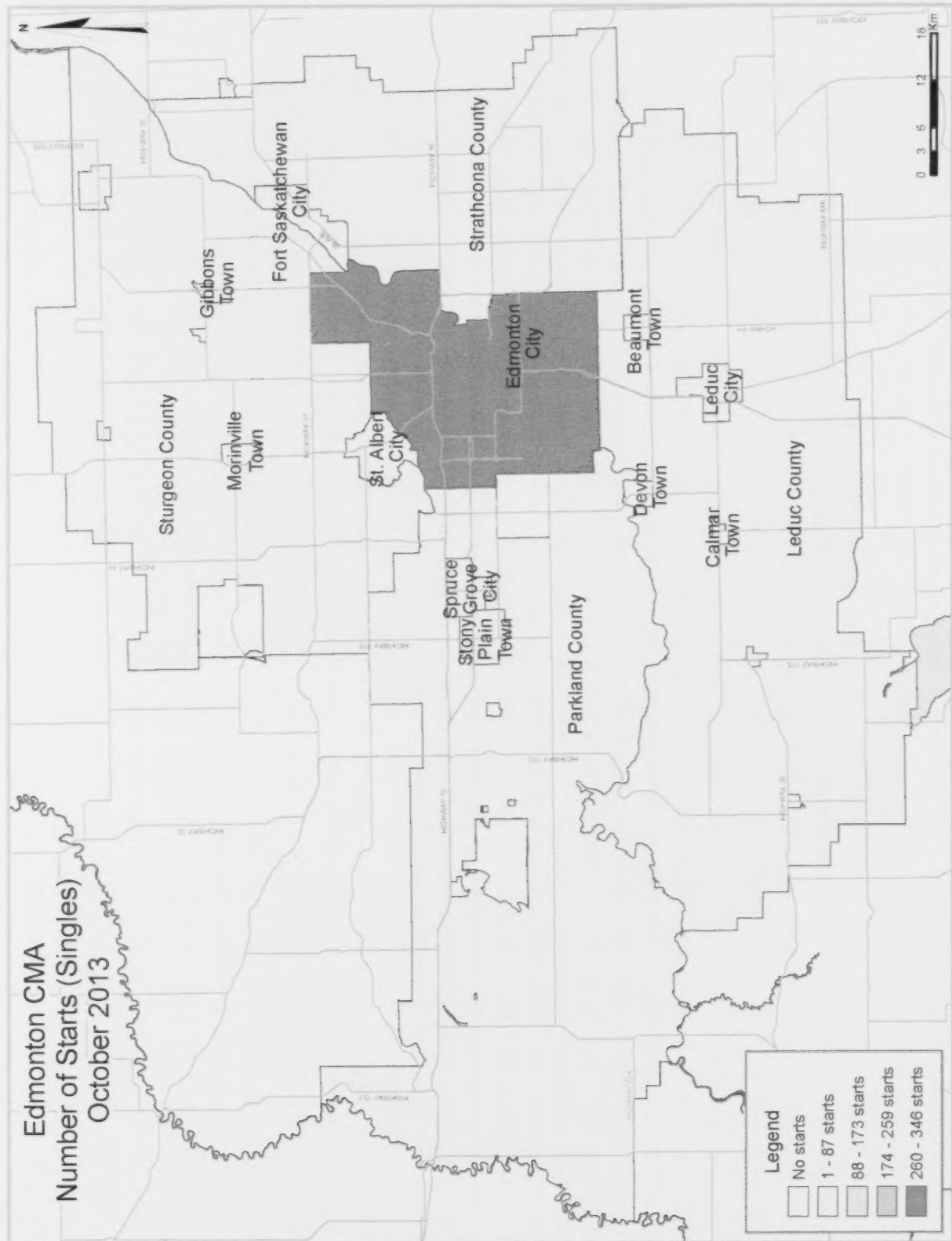
New construction of multi-family housing has been supported by an expanding economy and by a lower inventory of new multi-family homes. There were 624 multi-family units in ownership inventory in October, a 27 per cent decline from October 2012. Multi-family inventory has been trending down since early 2012. There were 320 multi-family completions in October 2013, down from 453 a year earlier. Absorptions were also lower year-over-year in October. A total of 268 multi-family units were absorbed in the ownership market, a 37 per cent decline from October 2012.

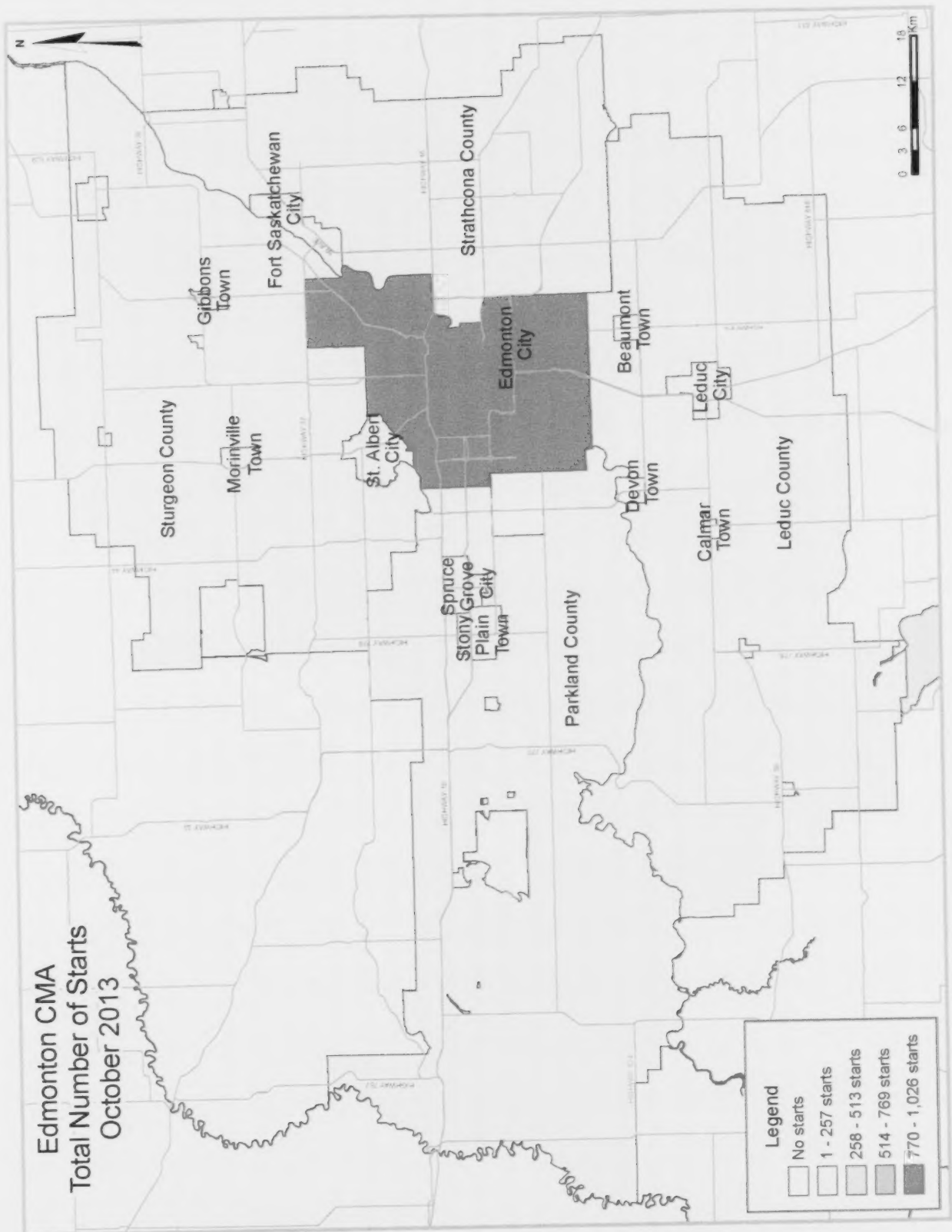
Figure 3

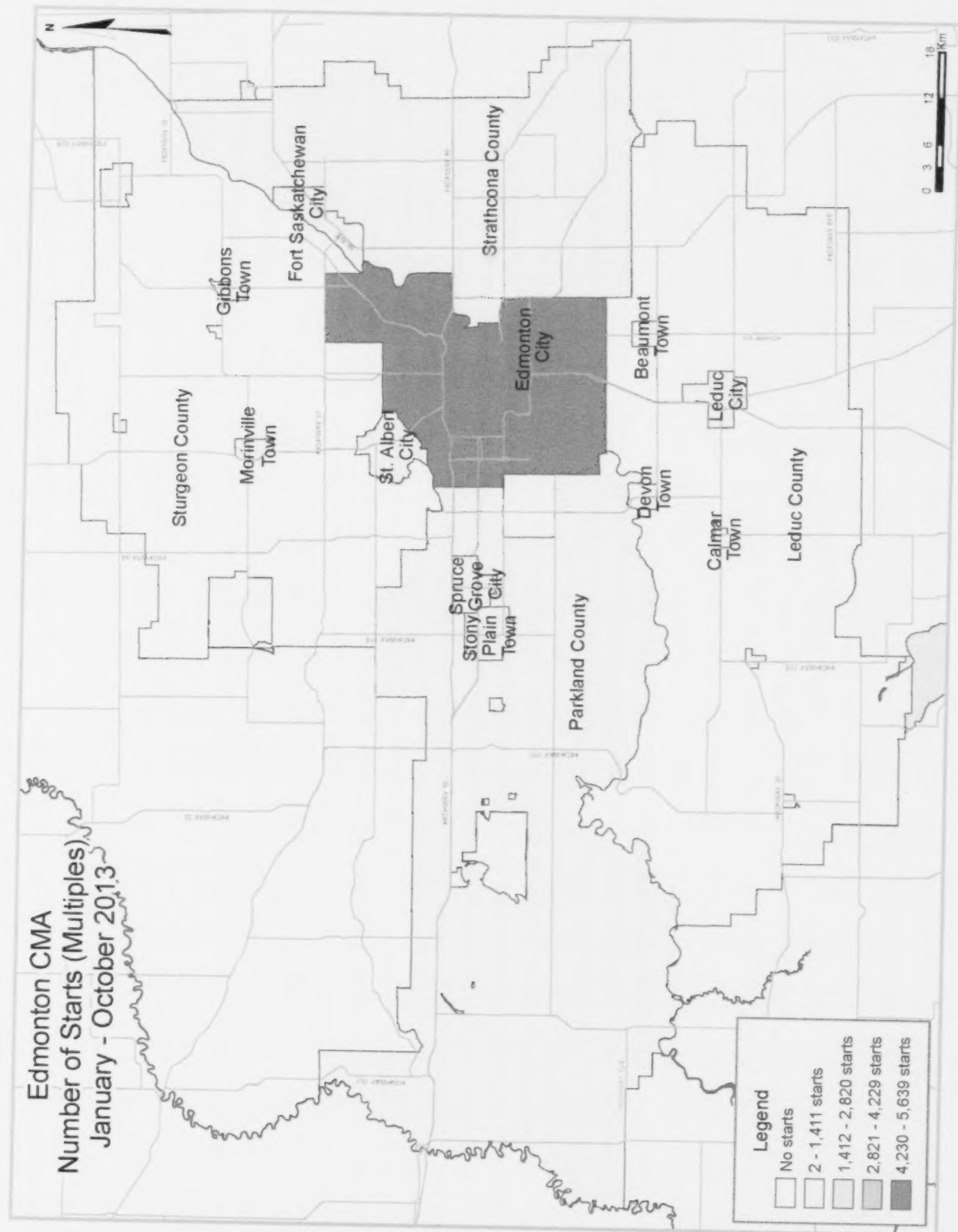


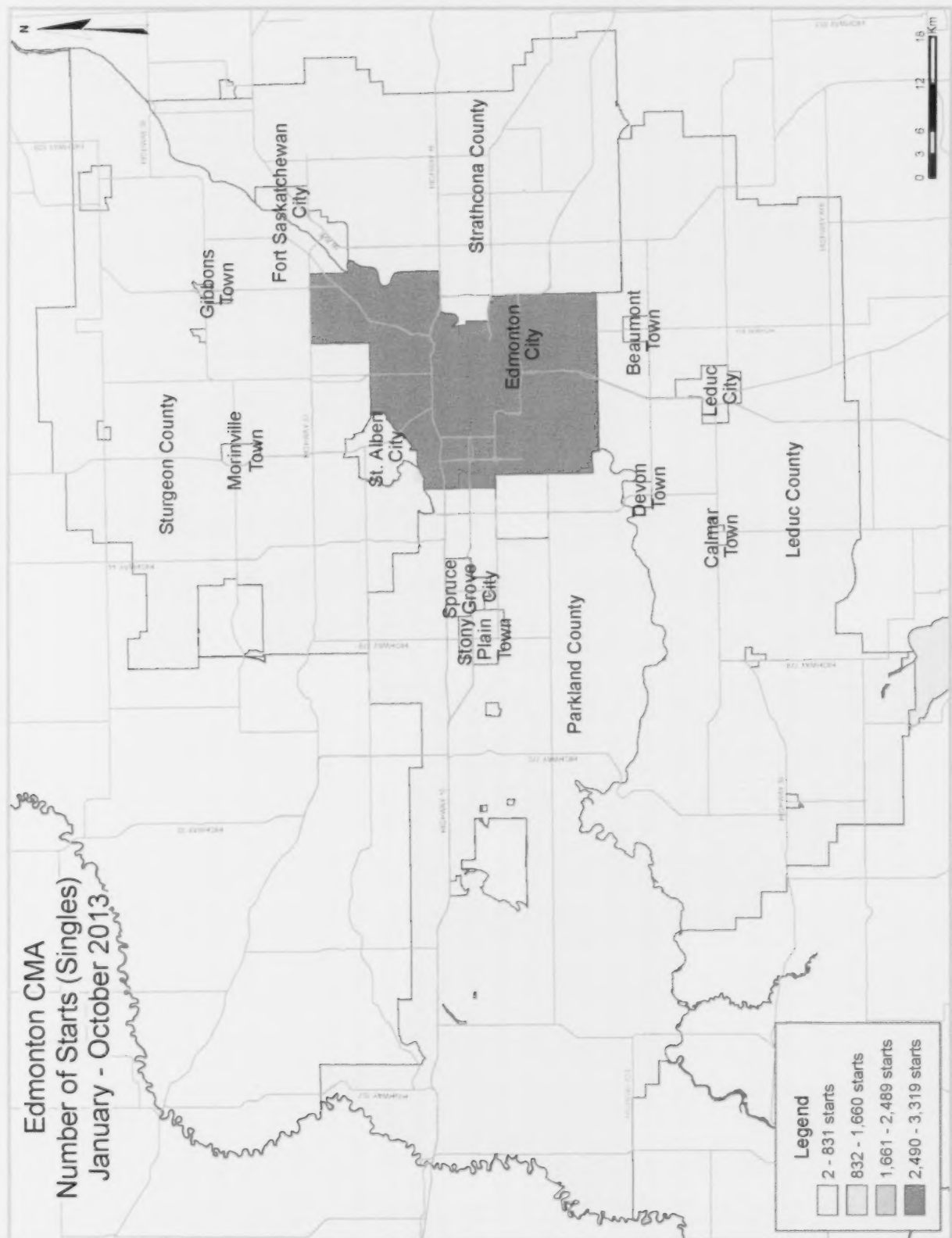
Source: CMHC

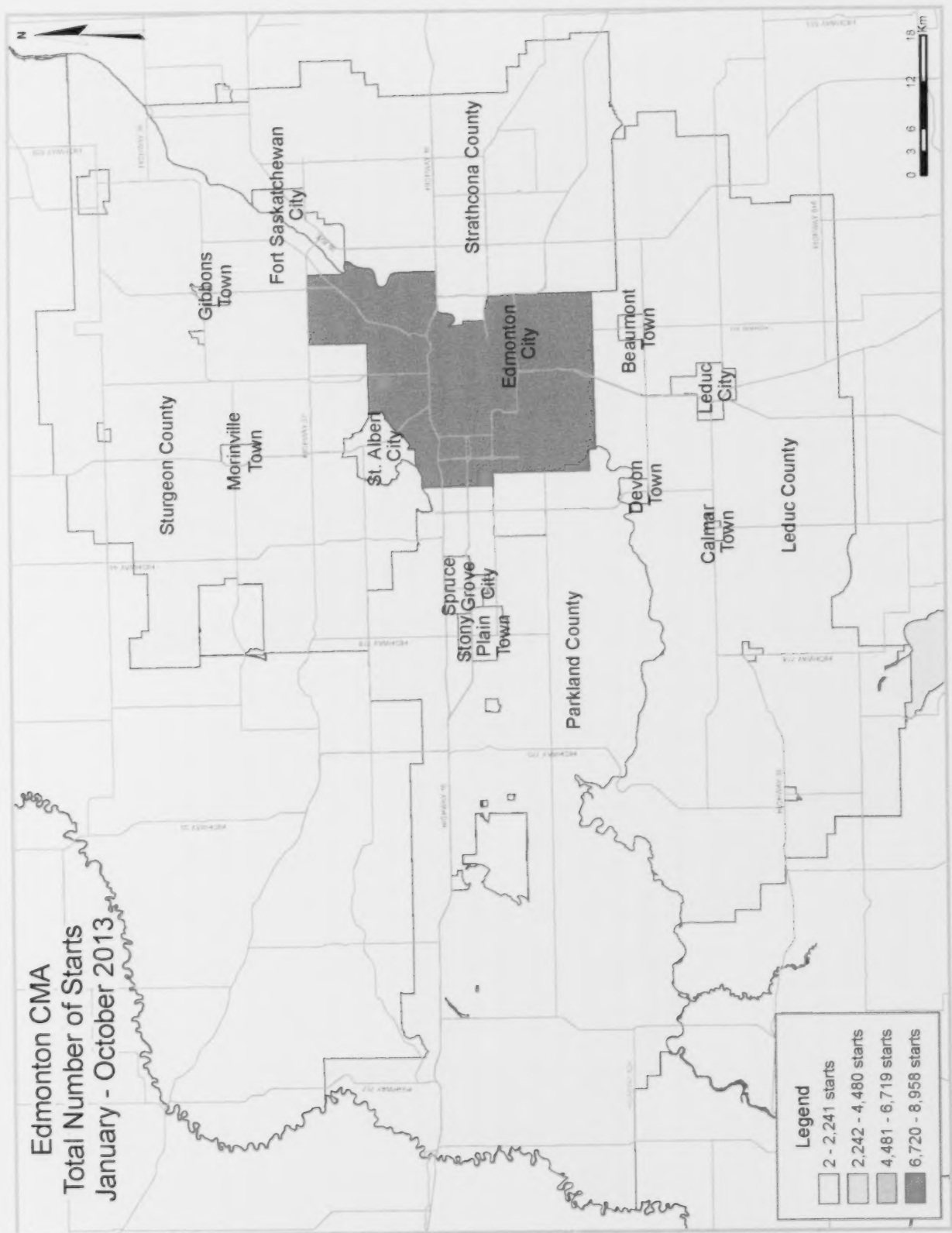












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 2.4 Starts by Submarket and by Intended Market - Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market - Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend)**October 2013**

Edmonton CMA¹	September 2013	October 2013
Trend ²	15,680	15,279
SAAR	12,071	15,375
	October 2012	October 2013
Actual		
October - Single-Detached	478	540
October - Multiples	709	777
October - Total	1,187	1,317
January to October - Single-Detached	4,741	5,014
January to October - Multiples	5,573	7,323
January to October - Total	10,314	12,337

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2013	540	170	52	0	58	196	0	301	1,317
October 2012	478	140	4	0	91	324	0	150	1,187
% Change	13.0	21.4	**	n/a	-36.3	-39.5	n/a	100.7	11.0
Year-to-date 2013	5,012	1,660	400	2	845	2,747	83	1,588	12,337
Year-to-date 2012	4,737	1,588	177	4	906	1,299	12	1,591	10,314
% Change	5.8	4.5	126.0	-50.0	-6.7	111.5	**	-0.2	19.6
UNDER CONSTRUCTION									
October 2013	4,080	1,361	360	4	998	5,044	84	2,314	14,245
October 2012	3,727	1,252	153	6	1,081	3,010	29	1,722	10,980
% Change	9.5	6.7	135.3	-33.3	-7.7	67.6	189.7	34.4	29.7
COMPLETIONS									
October 2013	542	154	11	0	56	74	25	0	862
October 2012	552	182	29	0	77	102	0	63	1,005
% Change	-1.8	-15.4	-62.1	n/a	-27.3	-27.5	n/a	-100.0	-14.2
Year-to-date 2013	4,662	1,636	170	4	851	987	58	1,459	9,827
Year-to-date 2012	4,381	1,168	108	9	708	1,308	12	892	8,586
% Change	6.4	40.1	57.4	-55.6	20.2	-24.5	**	63.6	14.5
COMPLETED & NOT ABSORBED									
October 2013	603	198	16	0	152	258	n/a	n/a	1,227
October 2012	614	176	19	0	181	483	n/a	n/a	1,473
% Change	-1.8	12.5	-15.8	n/a	-16.0	-46.6	n/a	n/a	-16.7
ABSORBED									
October 2013	487	154	10	0	33	71	n/a	n/a	755
October 2012	511	141	26	0	96	165	n/a	n/a	939
% Change	-4.7	9.2	-61.5	n/a	-65.6	-57.0	n/a	n/a	-19.6
Year-to-date 2013	4,669	1,586	178	4	863	1,204	n/a	n/a	8,504
Year-to-date 2012	4,378	1,090	107	9	681	1,379	n/a	n/a	7,644
% Change	6.6	45.5	66.4	-55.6	26.7	-12.7	n/a	n/a	11.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
October 2013	346	126	26	0	31	196	0	301	1,026
October 2012	311	90	0	0	71	232	0	150	854
Beaumont Town									
October 2013	23	8	4	0	0	0	0	0	35
October 2012	23	8	0	0	0	0	0	0	31
Devon Town									
October 2013	0	0	0	0	0	0	0	0	0
October 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
October 2013	16	8	0	0	0	0	0	0	24
October 2012	17	4	0	0	0	0	0	0	21
Leduc City									
October 2013	25	4	18	0	0	0	0	0	47
October 2012	23	6	0	0	0	0	0	0	29
Leduc County									
October 2013	8	0	0	0	0	0	0	0	8
October 2012	15	0	0	0	0	0	0	0	15
Morinville Town									
October 2013	5	0	0	0	0	0	0	0	5
October 2012	5	0	4	0	0	0	0	0	9
Parkland County									
October 2013	17	0	0	0	0	0	0	0	17
October 2012	16	0	0	0	0	0	0	0	16
Spruce Grove City									
October 2013	25	10	4	0	12	0	0	0	51
October 2012	12	22	0	0	0	92	0	0	126
St. Albert City									
October 2013	17	0	0	0	0	0	0	0	17
October 2012	16	0	0	0	0	0	0	0	16
Stony Plain Town									
October 2013	9	2	0	0	0	0	0	0	11
October 2012	1	8	0	0	0	0	0	0	9
Strathcona County									
October 2013	30	12	0	0	15	0	0	0	57
October 2012	24	2	0	0	20	0	0	0	46
Sturgeon County									
October 2013	14	0	0	0	0	0	0	0	14
October 2012	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
October 2013	5	0	0	0	0	0	0	0	5
October 2012	7	0	0	0	0	0	0	0	7
Edmonton CMA									
October 2013	540	170	52	0	58	196	0	301	1,317
October 2012	478	140	4	0	91	324	0	150	1,187

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
October 2013	2,592	1,057	188	4	830	4,658	40	1,602	10,971
October 2012	2,267	960	68	5	866	2,712	17	1,333	8,228
Baumont Town									
October 2013	131	32	51	0	0	0	0	104	318
October 2012	182	28	7	0	0	0	0	0	217
Devon Town									
October 2013	4	0	0	0	0	0	0	0	4
October 2012	8	0	0	0	5	0	0	0	13
Fort Saskatchewan City									
October 2013	156	38	0	0	4	0	40	0	238
October 2012	151	34	4	1	2	0	0	0	192
Leduc City									
October 2013	237	64	58	0	22	160	0	0	541
October 2012	200	76	7	0	22	160	0	0	465
Leduc County									
October 2013	111	0	0	0	0	0	0	0	111
October 2012	99	2	0	0	0	0	0	0	101
Morinville Town									
October 2013	27	0	11	0	7	0	0	37	82
October 2012	44	2	8	0	20	0	0	0	74
Parkland County									
October 2013	149	2	0	0	0	0	0	0	151
October 2012	128	0	0	0	0	0	0	0	128
Spruce Grove City									
October 2013	169	104	52	0	27	92	0	143	587
October 2012	92	72	59	0	18	92	0	202	535
St. Albert City									
October 2013	101	4	0	0	16	72	0	428	621
October 2012	135	30	0	0	0	0	0	118	283
Stony Plain Town									
October 2013	41	18	0	0	19	4	0	0	82
October 2012	45	30	0	0	36	0	0	0	111
Strathcona County									
October 2013	225	42	0	0	73	58	0	0	398
October 2012	219	18	0	0	112	46	0	69	464
Sturgeon County									
October 2013	86	0	0	0	0	0	0	0	86
October 2012	99	0	0	0	0	0	0	0	99
Remainder of the CMA									
October 2013	51	0	0	0	0	0	4	0	55
October 2012	58	0	0	0	0	0	12	0	70
Edmonton CMA									
October 2013	4,080	1,361	360	4	998	5,044	84	2,314	14,245
October 2012	3,727	1,252	153	6	1,081	3,010	29	1,722	10,980

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
October 2013	391	134	0	0	49	74	0	0	648
October 2012	283	114	25	0	69	102	0	63	656
Beaumont Town									
October 2013	14	4	7	0	0	0	0	0	25
October 2012	11	2	0	0	0	0	0	0	13
Devon Town									
October 2013	1	0	0	0	5	0	0	0	6
October 2012	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
October 2013	25	4	0	0	2	0	19	0	50
October 2012	18	10	0	0	0	0	0	0	28
Leduc City									
October 2013	10	2	0	0	0	0	0	0	12
October 2012	42	18	0	0	4	0	0	0	64
Leduc County									
October 2013	15	0	0	0	0	0	0	0	15
October 2012	16	0	0	0	0	0	0	0	16
Morinville Town									
October 2013	8	0	0	0	0	0	6	0	14
October 2012	6	0	0	0	0	0	0	0	6
Parkland County									
October 2013	9	0	0	0	0	0	0	0	9
October 2012	41	6	0	0	0	0	0	0	47
Spruce Grove City									
October 2013	9	0	4	0	0	0	0	0	13
October 2012	51	24	4	0	0	0	0	0	79
St. Albert City									
October 2013	18	0	0	0	0	0	0	0	18
October 2012	23	0	0	0	0	0	0	0	23
Stony Plain Town									
October 2013	2	2	0	0	0	0	0	0	4
October 2012	13	4	0	0	0	0	0	0	17
Strathcona County									
October 2013	28	8	0	0	0	0	0	0	36
October 2012	35	4	0	0	4	0	0	0	43
Sturgeon County									
October 2013	7	0	0	0	0	0	0	0	7
October 2012	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
October 2013	5	0	0	0	0	0	0	0	5
October 2012	5	0	0	0	0	0	0	0	5
Edmonton CMA									
October 2013	542	154	11	0	56	74	25	0	862
October 2012	552	182	29	0	77	102	0	63	1,005

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2013	328	131	7	0	92	179	n/a	n/a	737
October 2012	278	113	8	0	87	305	n/a	n/a	791
Beaumont Town									
October 2013	34	2	1	0	0	0	n/a	n/a	37
October 2012	22	2	0	0	0	0	n/a	n/a	24
Devon Town									
October 2013	4	0	0	0	3	0	n/a	n/a	7
October 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
October 2013	30	8	0	0	3	4	n/a	n/a	45
October 2012	46	2	0	0	10	31	n/a	n/a	89
Leduc City									
October 2013	35	11	0	0	0	0	n/a	n/a	46
October 2012	40	18	0	0	5	17	n/a	n/a	80
Leduc County									
October 2013	3	0	0	0	0	0	n/a	n/a	3
October 2012	2	0	0	0	0	0	n/a	n/a	2
Morinville Town									
October 2013	17	1	4	0	16	0	n/a	n/a	38
October 2012	15	0	2	0	25	0	n/a	n/a	42
Parkland County									
October 2013	9	0	0	0	0	0	n/a	n/a	9
October 2012	17	4	0	0	0	0	n/a	n/a	21
Spruce Grove City									
October 2013	32	14	4	0	19	0	n/a	n/a	69
October 2012	51	27	9	0	31	0	n/a	n/a	118
St. Albert City									
October 2013	37	0	0	0	0	18	n/a	n/a	55
October 2012	35	0	0	0	0	36	n/a	n/a	71
Stony Plain Town									
October 2013	26	26	0	0	13	42	n/a	n/a	107
October 2012	34	3	0	0	3	54	n/a	n/a	94
Strathcona County									
October 2013	41	5	0	0	6	15	n/a	n/a	67
October 2012	67	7	0	0	19	40	n/a	n/a	133
Sturgeon County									
October 2013	0	0	0	0	0	0	n/a	n/a	0
October 2012	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CMA									
October 2013	7	0	0	0	0	0	n/a	n/a	7
October 2012	5	0	0	0	0	0	n/a	n/a	5
Edmonton CMA									
October 2013	603	198	16	0	152	258	n/a	n/a	1,227
October 2012	614	176	19	0	181	483	n/a	n/a	1,473

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
October 2013	323	120	0	0	26	60	n/a	n/a	529
October 2012	261	88	22	0	85	155	n/a	n/a	611
Beaumont Town									
October 2013	23	4	7	0	0	0	n/a	n/a	34
October 2012	16	2	0	0	2	0	n/a	n/a	20
Devon Town									
October 2013	1	0	0	0	2	0	n/a	n/a	3
October 2012	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
October 2013	30	5	0	0	1	1	n/a	n/a	37
October 2012	20	12	0	0	1	0	n/a	n/a	33
Leduc City									
October 2013	11	4	0	0	0	0	n/a	n/a	15
October 2012	46	12	0	0	4	0	n/a	n/a	62
Leduc County									
October 2013	15	0	0	0	0	0	n/a	n/a	15
October 2012	15	0	0	0	0	0	n/a	n/a	15
Morinville Town									
October 2013	5	1	0	0	0	0	n/a	n/a	6
October 2012	5	0	0	0	1	0	n/a	n/a	6
Parkland County									
October 2013	8	0	0	0	0	0	n/a	n/a	8
October 2012	38	5	0	0	0	0	n/a	n/a	43
Spruce Grove City									
October 2013	13	5	3	0	0	0	n/a	n/a	21
October 2012	33	11	4	0	1	0	n/a	n/a	49
St. Albert City									
October 2013	12	0	0	0	0	0	n/a	n/a	12
October 2012	22	0	0	0	0	0	n/a	n/a	22
Stony Plain Town									
October 2013	6	8	0	0	0	0	n/a	n/a	14
October 2012	11	5	0	0	0	2	n/a	n/a	18
Strathcona County									
October 2013	28	7	0	0	4	10	n/a	n/a	49
October 2012	30	6	0	0	2	8	n/a	n/a	46
Sturgeon County									
October 2013	7	0	0	0	0	0	n/a	n/a	7
October 2012	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
October 2013	5	0	0	0	0	0	n/a	n/a	5
October 2012	7	0	0	0	0	0	n/a	n/a	7
Edmonton CMA									
October 2013	487	154	10	0	33	71	n/a	n/a	755
October 2012	511	141	26	0	96	165	n/a	n/a	939

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Edmonton CMA
2003 - 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Edmonton City	346	311	130	98	53	63	497	382	1,026	854	20.1
Beaumont Town	23	23	8	8	4	0	0	0	35	31	12.9
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	16	17	8	4	0	0	0	0	24	21	14.3
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	25	23	4	6	18	0	0	0	47	29	62.1
Leduc County	8	15	0	0	0	0	0	0	8	15	-46.7
Morinville Town	5	5	0	0	0	4	0	0	5	9	-44.4
Parkland County	17	16	0	0	0	0	0	0	17	16	6.3
Spruce Grove City	25	12	10	22	16	0	0	92	51	126	-59.5
St. Albert City	17	16	0	0	0	0	0	0	17	16	6.3
Stony Plain Town	9	1	2	8	0	0	0	0	11	9	22.2
Strathcona County	30	24	18	12	9	10	0	0	57	46	23.9
Sturgeon County	14	8	0	0	0	0	0	0	14	8	75.0
Remainder of the CMA	4	3	0	0	0	0	0	0	4	3	33.3
Edmonton CMA	540	478	180	158	100	77	497	474	1,317	1,187	11.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	3,319	2,876	1,308	1,250	873	733	3,458	2,565	8,958	7,424	20.7
Beaumont Town	123	166	36	32	51	7	104	0	314	205	53.2
Calmar Town	13	13	0	0	0	8	0	0	13	21	-38.1
Devon Town	2	7	0	0	0	0	0	0	2	7	-71.4
Fort Saskatchewan City	195	200	52	60	59	4	0	0	306	264	15.9
Gibbons Town	19	13	0	0	0	0	0	0	19	13	46.2
Leduc City	242	233	74	108	67	25	0	0	383	366	4.6
Leduc County	95	89	0	0	0	0	0	0	95	89	6.7
Morinville Town	37	57	2	4	23	12	37	0	99	73	35.6
Parkland County	147	160	2	4	0	0	0	0	149	164	-9.1
Spruce Grove City	206	180	132	122	98	94	143	92	579	488	18.6
St. Albert City	130	176	20	22	0	0	500	118	650	316	105.7
Stony Plain Town	68	100	34	46	3	0	4	0	109	146	-25.3
Strathcona County	300	322	102	84	52	68	58	115	512	589	-13.1
Sturgeon County	99	116	0	0	0	0	0	0	99	116	-14.7
Remainder of the CMA	19	33	0	0	0	0	31	0	50	33	51.5
Edmonton CMA	5,014	4,741	1,762	1,732	1,226	951	4,335	2,890	12,337	10,314	19.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Edmonton City	53	63	0	0	196	232	301	150
Beaumont Town	4	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	0	0	0	0	92	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	9	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	100	77	0	0	196	324	301	150

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	851	729	22	4	2,582	1,161	876	1,404
Beaumont Town	51	7	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	59	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	67	25	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	23	12	0	0	0	0	37	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	98	94	0	0	0	92	143	0
St. Albert City	0	0	0	0	72	0	428	118
Stony Plain Town	3	0	0	0	4	0	0	0
Strathcona County	52	68	0	0	58	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	1,145	939	81	12	2,747	1,299	1,588	1,591

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Edmonton City	498	401	227	303	301	150	1,026	854
Beaumont Town	35	31	0	0	0	0	35	31
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	24	21	0	0	0	0	24	21
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	47	29	0	0	0	0	47	29
Leduc County	8	15	0	0	0	0	8	15
Morinville Town	5	9	0	0	0	0	5	9
Parkland County	17	16	0	0	0	0	17	16
Spruce Grove City	39	34	12	92	0	0	51	126
St. Albert City	17	16	0	0	0	0	17	16
Stony Plain Town	11	9	0	0	0	0	11	9
Strathcona County	42	26	15	20	0	0	57	46
Sturgeon County	14	8	0	0	0	0	14	8
Remainder of the CMA	4	3	0	0	0	0	4	3
Edmonton CMA	762	622	254	415	301	150	1,317	1,187

Table 2.5: Starts by Submarket and by Intended Market
January - October 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	4,774	4,112	3,284	1,904	900	1,408	8,958	7,424
Beaumont Town	210	205	0	0	104	0	314	205
Calmar Town	13	13	0	0	0	8	13	21
Devon Town	2	7	0	0	0	0	2	7
Fort Saskatchewan City	245	253	2	11	59	0	306	264
Gibbons Town	19	13	0	0	0	0	19	13
Leduc City	371	348	12	18	0	0	383	366
Leduc County	95	89	0	0	0	0	95	89
Morinville Town	54	69	8	4	37	0	99	73
Parkland County	149	164	0	0	0	0	149	164
Spruce Grove City	418	374	18	114	143	0	579	488
St. Albert City	134	198	88	0	428	118	650	316
Stony Plain Town	102	146	7	0	0	0	109	146
Strathcona County	368	362	144	158	0	69	512	589
Sturgeon County	99	116	0	0	0	0	99	116
Remainder of the CMA	19	33	31	0	0	0	50	33
Edmonton CMA	7,072	6,502	3,594	2,209	1,671	1,603	12,337	10,314

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	% Change
Edmonton City	391	283	134	116	49	92	74	165	648	656	-1.2
Beaumont Town	14	11	4	2	7	0	0	0	25	13	92.3
Calmar Town	1	3	0	0	0	0	0	0	1	3	-66.7
Devon Town	1	1	0	0	5	0	0	0	6	1	**
Fort Saskatchewan City	25	18	6	10	19	0	0	0	50	28	78.6
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	10	42	2	18	0	4	0	0	12	64	-81.3
Leduc County	15	16	0	0	0	0	0	0	15	16	-6.3
Morinville Town	8	6	0	0	6	0	0	0	14	6	133.3
Parkland County	9	41	0	6	0	0	0	0	9	47	-80.9
Spruce Grove City	9	51	0	24	4	4	0	0	13	79	-83.5
St. Albert City	18	23	0	0	0	0	0	0	18	23	-21.7
Stony Plain Town	2	13	2	4	0	0	0	0	4	17	-76.5
Strathcona County	28	35	8	4	0	4	0	0	36	43	-16.3
Sturgeon County	7	7	0	0	0	0	0	0	7	7	0.0
Remainder of the CMA	2	2	0	0	0	0	0	0	2	2	0.0
Edmonton CMA	542	552	156	184	90	104	74	165	862	1,005	-14.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	3,022	2,619	1,272	892	683	498	2,026	1,620	7,003	5,629	24.4
Beaumont Town	164	163	28	18	11	16	0	66	203	263	-22.8
Calmar Town	12	5	0	0	8	0	0	0	20	5	**
Devon Town	9	10	0	2	5	0	0	0	14	12	16.7
Fort Saskatchewan City	187	179	62	76	23	0	0	71	272	326	-16.6
Gibbons Town	15	14	0	0	0	0	0	0	15	14	7.1
Leduc City	205	173	88	92	31	24	0	127	324	416	-22.1
Leduc County	88	82	0	0	0	0	0	0	88	82	7.3
Morinville Town	49	54	4	4	32	39	0	0	85	97	-12.4
Parkland County	143	172	8	8	0	0	0	0	151	180	-16.1
Spruce Grove City	153	168	126	126	83	47	202	0	564	341	65.4
St. Albert City	136	173	10	0	0	0	118	96	264	269	-1.9
Stony Plain Town	82	94	64	26	16	0	0	0	162	120	35.0
Strathcona County	271	316	100	76	61	46	69	220	501	658	-23.9
Sturgeon County	100	139	0	0	0	0	0	0	100	139	-28.1
Remainder of the CMA	30	29	0	2	0	4	31	0	61	35	74.3
Edmonton CMA	4,666	4,390	1,762	1,322	953	674	2,446	2,200	9,827	8,586	14.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Edmonton City	49	92	0	0	74	102	0	63
Beaumont Town	7	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	19	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	6	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	65	104	25	0	74	102	0	63

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	668	494	15	4	987	1,122	1,039	498
Beaumont Town	11	16	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	19	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	31	20	0	4	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	20	39	12	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	83	47	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	16	0	0	0	0	0	0	0
Strathcona County	61	46	0	0	0	186	69	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	899	666	54	8	987	1,308	1,459	892

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**October 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012	Oct 2013	Oct 2012
Edmonton City	525	422	123	171	0	63	648	656
Beaumont Town	25	13	0	0	0	0	25	13
Calmar Town	1	3	0	0	0	0	1	3
Devon Town	1	1	5	0	0	0	6	1
Fort Saskatchewan City	29	28	2	0	19	0	50	28
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	12	60	0	4	0	0	12	64
Leduc County	15	16	0	0	0	0	15	16
Morinville Town	8	6	0	0	6	0	14	6
Parkland County	9	47	0	0	0	0	9	47
Spruce Grove City	13	79	0	0	0	0	13	79
St. Albert City	18	23	0	0	0	0	18	23
Stony Plain Town	4	17	0	0	0	0	4	17
Strathcona County	36	39	0	4	0	0	36	43
Sturgeon County	7	7	0	0	0	0	7	7
Remainder of the CMA	2	2	0	0	0	0	2	2
Edmonton CMA	707	763	130	179	25	63	862	1,005

Table 3.5: Completions by Submarket and by Intended Market**January - October 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	4,309	3,505	1,636	1,620	1,058	504	7,003	5,629
Beaumont Town	203	181	0	16	0	66	203	263
Calmar Town	12	5	0	0	8	0	20	5
Devon Town	9	12	5	0	0	0	14	12
Fort Saskatchewan City	246	244	7	11	19	71	272	326
Gibbons Town	15	14	0	0	0	0	15	14
Leduc City	301	265	23	20	0	131	324	416
Leduc County	88	82	0	0	0	0	88	82
Morinville Town	65	64	8	31	12	2	85	97
Parkland County	151	180	0	0	0	0	151	180
Spruce Grove City	338	278	24	63	202	0	564	341
St. Albert City	146	173	0	0	118	96	264	269
Stony Plain Town	146	120	16	0	0	0	162	120
Strathcona County	309	364	123	260	69	34	501	658
Sturgeon County	100	139	0	0	0	0	100	139
Remainder of the CMA	30	31	0	4	31	0	61	35
Edmonton CMA	6,468	5,657	1,842	2,025	1,517	904	9,827	8,586

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2013

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2013	25	7.9	107	34.0	112	35.6	26	8.3	45	14.3	315	467,700	546,247
October 2012	35	14.1	97	39.0	65	26.1	28	11.2	24	9.6	249	445,392	478,288
Year-to-date 2013	272	9.3	1,103	37.9	880	30.2	268	9.2	391	13.4	2,914	456,489	536,558
Year-to-date 2012	267	10.5	980	38.4	648	25.4	269	10.5	389	15.2	2,553	453,119	513,228
Beaumont Town													
October 2013	1	4.3	6	26.1	14	60.9	2	8.7	0	0.0	23	478,888	479,646
October 2012	0	0.0	5	31.3	9	56.3	2	12.5	0	0.0	16	480,000	480,049
Year-to-date 2013	3	1.9	55	35.3	66	42.3	30	19.2	2	1.3	156	481,245	484,294
Year-to-date 2012	6	3.4	80	46.0	57	32.8	25	14.4	6	3.4	174	450,950	474,349
Calmar Town													
October 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
Devon Town													
October 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
October 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	16.7	1	16.7	3	50.0	1	16.7	0	0.0	6	--	--
Year-to-date 2012	0	0.0	4	40.0	2	20.0	3	30.0	1	10.0	10	502,500	512,730
Fort Saskatchewan City													
October 2013	1	3.3	13	43.3	10	33.3	4	13.3	2	6.7	30	453,250	477,783
October 2012	2	10.0	9	45.0	7	35.0	2	10.0	0	0.0	20	431,050	459,140
Year-to-date 2013	23	10.9	109	51.7	50	23.7	15	7.1	14	6.6	211	429,000	455,797
Year-to-date 2012	11	6.1	120	66.3	34	18.8	12	6.6	4	2.2	181	419,900	439,203
Gibbons Town													
October 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	40.0	5	33.3	4	26.7	0	0.0	0	0.0	15	359,900	370,520
Year-to-date 2012	5	33.3	10	66.7	0	0.0	0	0.0	0	0.0	15	359,000	359,633
Leduc City													
October 2013	3	27.3	4	36.4	3	27.3	1	9.1	0	0.0	11	407,124	422,886
October 2012	6	13.0	31	67.4	6	13.0	1	2.2	2	4.3	46	398,495	424,206
Year-to-date 2013	48	23.6	86	42.4	47	23.2	14	6.9	8	3.9	203	413,042	432,621
Year-to-date 2012	27	15.3	90	50.8	41	23.2	13	7.3	6	3.4	177	420,000	441,462
Leduc County													
October 2013	1	6.7	2	13.3	4	26.7	1	6.7	7	46.7	15	594,000	620,779
October 2012	5	33.3	1	6.7	2	13.3	3	20.0	4	26.7	15	522,750	513,617
Year-to-date 2013	10	11.6	15	17.4	26	30.2	13	15.1	22	25.6	86	506,350	537,781
Year-to-date 2012	16	19.8	19	23.5	18	22.2	13	16.0	15	18.5	81	469,500	495,328
Morinville Town													
October 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
October 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	2	4.4	36	80.0	6	13.3	1	2.2	0	0.0	45	404,000	411,422
Year-to-date 2012	9	16.1	39	69.6	7	12.5	1	1.8	0	0.0	56	397,900	402,954

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range**October 2013**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2012	0	0.0	1	7.7	2	15.4	2	15.4	8	61.5	13	690,900	809,754
Year-to-date 2013	7	13.7	4	7.8	1	2.0	10	19.6	29	56.9	51	749,900	729,063
Year-to-date 2012	10	13.9	4	5.6	9	12.5	10	13.9	39	54.2	72	657,125	662,401
Spruce Grove City													
October 2013	5	38.5	2	15.4	4	30.8	1	7.7	1	7.7	13	449,000	438,732
October 2012	5	15.6	8	25.0	11	34.4	6	18.8	2	6.3	32	483,280	485,702
Year-to-date 2013	27	16.6	60	36.8	49	30.1	19	11.7	8	4.9	163	439,900	452,728
Year-to-date 2012	19	12.3	53	34.4	45	29.2	30	19.5	7	4.5	154	457,474	474,732
St. Albert City													
October 2013	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	730,600	771,440
October 2012	0	0.0	0	0.0	9	47.4	6	31.6	4	21.1	19	574,400	571,116
Year-to-date 2013	0	0.0	11	8.5	46	35.7	21	16.3	51	39.5	129	583,000	626,937
Year-to-date 2012	0	0.0	24	14.5	67	40.6	38	23.0	36	21.8	165	539,600	570,188
Stony Plain Town													
October 2013	0	0.0	4	80.0	0	0.0	0	0.0	1	20.0	5	--	--
October 2012	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	355,361	334,017
Year-to-date 2013	14	17.7	44	55.7	12	15.2	2	2.5	7	8.9	79	399,900	442,988
Year-to-date 2012	15	19.2	41	52.6	17	21.8	1	1.3	4	5.1	78	407,854	419,796
Strathcona County													
October 2013	0	0.0	4	16.7	10	41.7	2	8.3	8	33.3	24	522,500	651,125
October 2012	2	7.1	5	17.9	10	35.7	5	17.9	6	21.4	28	530,500	683,857
Year-to-date 2013	5	1.8	56	19.9	110	39.1	51	18.1	59	21.0	281	515,000	630,050
Year-to-date 2012	7	2.3	65	21.7	106	35.3	58	19.3	64	21.3	300	516,000	597,020
Sturgeon County													
October 2013	1	14.3	1	14.3	0	0.0	2	28.6	3	42.9	7	--	--
October 2012	2	33.3	0	0.0	0	0.0	0	0.0	4	66.7	6	--	--
Year-to-date 2013	9	9.1	7	7.1	24	24.2	28	28.3	31	31.3	99	590,000	635,095
Year-to-date 2012	34	24.6	14	10.1	13	9.4	30	21.7	47	34.1	138	590,000	566,297
Remainder of the CMA													
October 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2012	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	10	50.0	3	15.0	0	0.0	4	20.0	3	15.0	20	349,950	502,837
Year-to-date 2012	10	58.8	3	17.6	0	0.0	1	5.9	3	17.6	17	345,500	426,694
Edmonton CMA													
October 2013	41	8.8	148	31.6	161	34.4	40	8.5	78	16.7	468	471,855	544,862
October 2012	64	13.7	173	37.0	121	25.9	55	11.8	54	11.6	467	449,000	495,182
Year-to-date 2013	446	10.0	1,595	35.7	1,324	29.6	477	10.7	625	14.0	4,467	460,100	531,871
Year-to-date 2012	439	10.5	1,548	37.1	1,064	25.5	504	12.1	621	14.9	4,176	458,018	511,829

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2013

Submarket	Oct 2013	Oct 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	546,247	478,288	14.2	536,558	513,228	4.5
Beaumont Town	479,646	480,049	-0.1	484,294	474,349	2.1
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	512,730	n/a
Fort Saskatchewan City	477,783	459,140	4.1	455,797	439,203	3.8
Gibbons Town	--	--	n/a	370,520	359,633	3.0
Leduc City	422,886	424,206	-0.3	432,621	441,462	-2.0
Leduc County	620,779	513,617	20.9	537,781	495,328	8.6
Morinville Town	--	--	n/a	411,422	402,954	2.1
Parkland County	--	809,754	n/a	729,063	662,401	10.1
Spruce Grove City	438,732	485,702	-9.7	452,728	474,732	-4.6
St. Albert City	771,440	571,116	35.1	626,937	570,188	10.0
Stony Plain Town	--	334,017	n/a	442,988	419,796	5.5
Strathcona County	651,125	683,857	-4.8	630,050	597,020	5.5
Sturgeon County	--	--	n/a	635,095	566,297	12.1
Remainder of the CMA	--	--	n/a	502,837	426,694	17.8
Edmonton CMA	544,862	495,182	10.0	531,871	511,829	3.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2013

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	327,596
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	336,299
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	331,408
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	329,764
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	335,810
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,489
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	330,844
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	333,592
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	322,099
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	334,103
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	337,932
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	339,991
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	333,315
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	340,802
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	342,336
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,338
	May	2,151	-0.2	1,530	3,734	2,626	58.3	350,921	1.1	339,573
	June	2,052	7.3	1,683	3,151	2,673	63.0	353,360	3.8	344,703
	July	2,136	23.8	1,666	2,949	2,558	65.1	345,335	2.4	340,411
	August	1,753	14.2	1,713	2,660	2,538	67.5	348,758	4.3	347,450
	September	1,712	24.8	1,769	2,404	2,474	71.5	349,923	8.1	346,882
	October	1,682	23.2	1,742	2,102	2,374	73.4	332,461	1.4	339,945
	November									
	December									
	Q3 2012	4,632	0.9		7,990			332,339	0.5	
	Q3 2013	5,601	20.9		8,013			347,809	4.7	
	YTD 2012	15,723	5.4		28,837			334,767	2.5	
	YTD 2013	17,345	10.3		27,508			345,257	3.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators**October 2013**

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14	91.3	130.0	711	4.6	72.8	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.8	73.6	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.2	74.0	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.1	73.9	1,037
	October	601	3.14	5.34		129.2	722	5.3	73.5	1,044
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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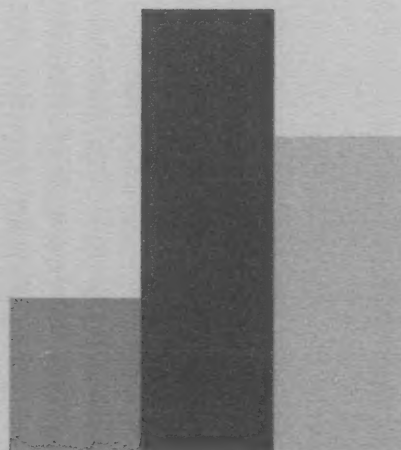
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The following highlights the most important market trends in the housing market in October 2011. The report also includes a table that provides the context to the data and the sources of the data. The report is available in both English and French. The report is available in both English and French. The report is available in both English and French.